

153.0

0007

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

864,700 / 864,700

USE VALUE:

864,700 / 864,700

ASSESSED:

864,700 / 864,700



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 41 | | FISHER RD, ARLINGTON |

| OWNERSHIP | | Unit #: |
|-----------|--------------|---------|
| Owner 1: | KUHN JAMES E | |
| Owner 2: | | |
| Owner 3: | | |

Street 1: 41 FISHER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,036 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1936, having primarily Wood Shingle Exterior and 2157 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| | | Census: | | Exempt | | |
| | | Flood Haz: | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 8036 | | Sq. Ft. | Site | | 0 | 80. | 0.82 | 9 | | | | | | | | | 528,865 | | | | | | 528,900 | |

| IN PROCESS APPRAISAL SUMMARY | | | | | | | | Legal Description | | | | User Acct | |
|------------------------------|-----------------|---------|--------------------------------|---------|----------|-------|--|-------------------|--|--|--|-----------|--|
| 101 | 8036.000 | 330,400 | 5,400 | 528,900 | 864,700 | | | | | | | 102187 | |
| Total Card | 0.184 | 330,400 | 5,400 | 528,900 | 864,700 | | | | | | | GIS Ref | |
| Total Parcel | 0.184 | 330,400 | 5,400 | 528,900 | 864,700 | | | | | | | GIS Ref | |
| Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 400.88 | /Parcel: | 400.8 | | | | | | Insp Date | |
| | | | | | | | | | | | | 03/10/18 | |

Parcel ID 153.0-0007-0014.0

!12059!

| PREVIOUS ASSESSMENT | | | | | | | | Parcel ID | | Notes | | Date |
|---------------------|-----|----|---------|------|--------|---------|---------|-----------|---------------|-------|--|------------|
| 2020 | 101 | FV | 330,400 | 5400 | 8,036. | 528,900 | 864,700 | 864,700 | Year End Roll | | | 12/18/2019 |
| 2019 | 101 | FV | 248,900 | 5500 | 8,036. | 495,800 | 750,200 | 750,200 | Year End Roll | | | 1/3/2019 |
| 2018 | 101 | FV | 248,400 | 5500 | 8,036. | 409,900 | 663,800 | 663,800 | Year End Roll | | | 12/20/2017 |
| 2017 | 101 | FV | 248,400 | 5500 | 8,036. | 376,800 | 630,700 | 630,700 | Year End Roll | | | 1/3/2017 |
| 2016 | 101 | FV | 248,400 | 5500 | 8,036. | 343,800 | 597,700 | 597,700 | Year End | | | 1/4/2016 |
| 2015 | 101 | FV | 238,300 | 5500 | 8,036. | 337,200 | 581,000 | 581,000 | Year End Roll | | | 12/11/2014 |
| 2014 | 101 | FV | 238,300 | 5500 | 8,036. | 313,400 | 557,200 | 557,200 | Year End Roll | | | 12/16/2013 |
| 2013 | 101 | FV | 238,300 | 5500 | 8,036. | 298,100 | 541,900 | 541,900 | | | | 12/13/2012 |

| SALES INFORMATION | | | TAX DISTRICT | | | PAT ACCT. | | | |
|-------------------|-----------|------|--------------|-----------|------------|-----------|-----|---|-------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| | 937-102 | | 8/1/1980 | | 102,000 | No | No | JANET KAY ROBERTS KUHN D.O.D 7/29/2010 BK0093 | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|---------|--------|-----|------------|----------|------------|--------------------|------------|----------------------|-----|---------|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | |
| 10/7/1996 | 509 | Manual | 7,600 | | | | | REROOF HOUSE/GARAG | 3/10/2018 | MEAS&NOTICE | HS | Hanne S | | | |
| 8/20/1996 | 404 | Manual | 16,000 | | | | | REB/WDK-REN/BATHS | 10/29/2008 | Meas/Inspect | 345 | PATRIOT | | | |
| | | | | | | | | | 11/30/1999 | Mailer Sent | | | | | |
| | | | | | | | | | 11/23/1999 | Measured | 264 | PATRIOT | | | |
| | | | | | | | | | 8/3/1993 | | KT | | | | |

Sign: VERIFICATION OF VISIT NOT DATA

